



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 4, 2022
2205-PUD-09
Exhibit 1

Petition Number: 2205-PUD-09

Project Name: iBeach31 at Grand Park

Subject Site Address: 724 E. 181st Street (the "Property")

Petitioner: iBeach31, LLC

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development to the iBeach31 at Grand Park Planned Unit Development (PUD) District.

Current Zoning: OI-PD: Open Industrial / Planned Development

Current Land Use: Agriculture/Residential

Approximate Acreage: 3 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 22-16
5. Character Exhibits
6. Narrative Statement
7. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the [April 11, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner hosted a virtual neighbor meeting on Wednesday, April 27, 2022. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 7**. The petition will receive a public hearing at the May 4, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 724 E. 181st Street, generally North of 181st Street and East of the future Grand Park Boulevard extension (**Exhibit 2**). The property is currently zoned as OI-PD: Open Industrial / Planned Development.

Project History: This Petitioner previously began the PUD process for a site located at 360 E 186th St in 2019 (1904-PUD-05). That petition was withdrawn after public hearing. The business is currently located at 17341 Westfield Park Rd.

Concept Plan: The proposed ordinance incorporates a Concept Plan (**Exhibit 3**). The development of the Property may vary from the Concept Plan.

Underlying Zoning District: The PUD Ordinance proposes an underlying zoning of GB: General Business.

Permitted Uses: Only the following uses would be permitted by the proposed ordinance:

- A. Indoor multi-sport athletic facility* and associated uses
- B. Outdoor multi-sport athletic facility*
- C. Ancillary Uses to an indoor multi-sport athletic facility
 - a. Restaurant and Bar
 - b. Office
 - c. Retail sales
 - d. Locker rooms*
 - e. Strength and conditioning services*
 - f. Rehabilitation and recovery services*

* Not defined by UDO and therefore not permitted in underlying zoning district by UDO (Article 13.2).

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for General Business district lots (the proposed underlying zoning).

Standard	PUD	UDO (GB)
Minimum Front Yard Setback	20 ft	60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.
Minimum Side Yard Setback	10 ft	20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
Minimum Rear Yard Setback	10 ft	20 ft

Development Standards: The ordinance proposes the following modifications to Development Standards:

Architectural Standards: Article 6.3(F) shall apply, with the following exceptions:

- Article 6.3(F)(7)(a)(ii) of the UDO requires “three (3) or more sloped roof planes”. This standard would not apply per the proposed PUD.
- Article 6.3(F)(7)(a)(iii) of the UDO requires specific roofing materials. Per the proposed PUD, this standard would not apply and instead a PVC membrane roof shall be permitted.

The Character Exhibit (**Exhibit 5**) is provided to show the approximate massing of the structure, not the architecture of the building.

Landscape Standards:

- **Tree Preservation:** Tree Preservation standards would not apply per the proposed ordinance.
- **Foundation Plantings:** Foundation Planting Requirements shall apply as described in the UDO, with the following modifications:
 - o 5ft planting beds would be required, instead of the 8ft planting beds required by the UDO (Article 6.8(L)(4))
 - o Primary planting types would be shrubs and ornamental grasses; the UDO also includes ornamental trees as a primary planting type, in addition to shrubs and ornamental grasses (Article 6.8(L)(3))
 - o 4 shrubs or grasses would be provided per 12 lineal feet of building façade, as opposed to 1 shrub or tree required every 12 lineal feet per the UDO (Article 6.8(L)(2)).
- **External Street Frontage:** External Street Frontage requirements would apply, with the exception of the shrub requirement. The UDO would require 25 shrubs per 100 lineal feet.
- **Buffer Yards:** The UDO’s Buffer Yard standards shall not apply. The underlying zoning in the proposed PUD is GB: General Business. It is surrounded on all sides by the Grand Park Village PUD District, which also has an underlying zoning of GB: General Business. Per the UDO, buffer yards would not be required here.
- **Parking Area Landscaping:** Parking area landscaping would apply with the following changes:
 - o **Interior Parking Area Landscaping:** 1 island would be required per 20 parking spaces. The UDO requires the parking space to island ratio listed below:

Chart: Percentage of Parking Area Landscaping

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- o **Perimeter Parking Area Landscaping:** Required plantings in Perimeter Parking Area Landscaping would be 1 tree and 10 shrubs per 60 lineal feet. The UDO (Article 6.8(O)(2)(b) requires 1 tree per 30 feet, and 1 shrub per 3 feet (or 10 shrubs per 30 feet). Clustering is permitted by both the proposed PUD and UDO.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the "Comprehensive Plan") identifies this site as part of the Business Park area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area.

The Property also falls within the [Grand Park Sports Campus](#). In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the April 11, 2022, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 4, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 4, 2022, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.